

Delegated Report		Analysis sheet		Expiry Date:	25/10/2016
		N/A / attached		Consultation Expiry Date:	22/09/2016
Officer			Application Number(s)		
John Nicholls			2016/4695/P and 2016/4694/P		
Application Address			Drawing Numbers		
108 St Pancras Way London NW1 9NB			See Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
2016/4695/P - Variation of condition 4 (hard & soft landscaping) of planning permission 2013/1570/P dated 03/09/2013 for a two storey rear extension and excavation to create a rear basement level extension of dwelling house (Class C3),namely the thickness of the substrate and species of the green roof.					
And					
2016/4694/P - Details of hard & soft landscaping required by condition 4 of planning permission 2013/1570/P dated 03/09/2013 for a two storey rear extension and excavation to create a rear basement level extension of dwelling house (Class C3).					
Recommendation(s):		2016/4695/P - Granted 2016/4694/P - Granted			
Application Type:		Variation or Removal of Condition(s) Approval of Details			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	10	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>2016/4695/P - A Site Notice was displayed on 31st August 2016 and a Press Notice on 1st September 2016.</p> <p>2016/4694/P - No site or press notices were required</p> <p>One comment was received from one local resident in relation to an invalid and then withdrawn version of the variation of condition application on Camden's system. Despite not being logged correctly against the correct application the comments are submitted as follows:</p> <p><i>I hope the Council will reject this application which opens the way for an excavation free for all in this conservation area.</i></p> <p><i>The existing pavement in Wilmot Place has been cramped for many months by the hordings (the corner of Wilmot Place and St Pancras Way is so restricted because of the hoarding and the street furniture) and this development with its bin doors opening across the remaining piece of pavement restricts it still further.</i></p> <p>Officer's comment: The proposal seeks to vary a condition in relation to the details which were required to be submitted as part of the hard and soft landscaping of development. The comments received suggest that this will lead to a basement free for all and further comments regarding the width of the pavement outside the site. Therefore, they do not relate in any way to the proposal being assessed.</p>					
CAAC/Local groups* comments: *Please Specify	The Jeffery's Street CAAC was notified but no comments have been received.					

Site Description

The application building is a three-storey and basement end-of-terrace property with a former ground floor shop unit, located on the north-east side of St. Pancras Way at the junction of Wilmot Place (to the south-east). It is grade II listed and forms part of the listed terrace of Nos. 108-132 St Pancras Way. The terrace dates from the mid-1820s. The shopfront at No. 108, and its bookend at No. 132, are highlighted as being of particular interest as early 19th century examples with corner entrances. The majority of the properties forming part of this terrace display two storey rear extensions.

The building is also located within Jeffrey's Street Conservation Area.

Relevant History

2013/1570/P and 2013/1566/L - Planning permission and listed building consent were granted for:

- a) Erection of two storey rear extension and excavation to create a rear basement level extension, and associated external alterations to shopfront and fenestration of dwelling house (Class C3)
- b) Excavation to extend basement level and erection of two storey extension at rear of dwelling house (Class C3), external alterations to shopfront and fenestration, and associated internal works.

Both approved on 03/09/2013.

Relevant policies

LDF Core Strategy and Development Policies

NPPF 2012

London Plan 2015

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

DP22 Promoting sustainable design and construction

DP23 Water

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements and lightwells

Camden Planning Guidance 2013

Jeffrey's Street Conservation Area Statement

Assessment

Proposals

The current proposals seek to vary the wording of Condition 4 of the planning approval from 2013 and then discharge the re-worded condition. Condition 4 required the submission of hard and soft landscaping and read as follows:

No development shall take place until full details of hard and soft landscaping and means of enclosure have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The details shall also include a section demonstrating that at least 0.5m and preferably 1.0m of soil will be reinstated over the top of the basement to ensure the garden and associated planting and natural drainage can be adequately reinstated. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason:

To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

The original condition specifically mentioned a 0.5m-1.0m level of soil was required to be reinstated over the top of the basement to ensure the garden and associated planting and natural drainage can be adequately reinstated.

This was because the garden was proposed to be removed, a basement room formed below it and garden fitted back on top. Basement guidance (paragraph 2.64 of CPG4) normally requires buffer zones, of at least 0.5m in depth, are left around the perimeter of a garden to allow natural processes to occur as well as reinstating the garden. A section provided by the applicant details a 0.5m buffer zone.

The proposed re-wording is as follows:

Full details in respect of the hard and soft landscaping and means of enclosure for the green roof garden shall be submitted to and approved by the local planning authority in writing. Such details shall include:

- Details of materials, species, sizes, planting density, and substrate;*
- A statement of the design objectives, including justification of material and species selection;*
- A site specific management plan including an initial scheme of maintenance, location, type and materials to be used for hard landscaping and boundary treatments;*
- Details of any proposed earthworks including grading, mounding and other changes in ground levels;*
- A section at minimum scale 1:20 showing that adequate depth is available in terms of the construction and long term viability;*

The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason:

To enable the Council to ensure a reasonable standard of visual amenity in the scheme and to ensure that the roof garden is suitably designed and maintained in accordance with the requirements of policies CS14, and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, and DP24 of the London Borough of Camden Local Development Framework Development Policies.

The justification for the re-wording is that the approved plan clearly identifies that there would be a green roof garden laid back on top of the basement room as opposed to a proper garden. The condition was required to ensure there was sufficient drainage to the green roof garden. The applicant has stated that since this condition was added, new products have been developed which allow for this sufficient drainage but without the need for the 500mm soil coverage originally

stipulated.

The cover letter dated 22nd August 2016 explains how this soil coverage and drainage can now be adequately covered using the Isola Planton DE40/500 water storage system with a shallower depth 150mm of soil with grass above. The system allows water to be retained much longer than a natural drain-off from 500mm of soil, which should lead to a better landscaped and with suitable maintenance, long lasting garden over the basement. The use of this system therefore negates the need for 500mm of soil across the open grassed area of the proposed garden.

The proposed garden details show raised beds running around the three sides of the garden walls at ground floor level. The raised beds are 600mm in total off the Isola water storage system which means that around the edge of the garden the 500mm requirement as set out in the original condition has actually been met. Across the grass lawn 150mm of soil is retained above the Isloa system.

The rest of the green roof and garden details include:

Seasonal Interest Soft landscaping;

Winter; Sarcococca Hookeriana, Helleborus x Hybridus, Galanthus Nivalis

Spring; Ajuga reptans (Native)

Summer; Pyracantha coccinea, Alium aflatunense, Lavan dula Augustifolia, Knautia Arvensis (Native)

Autumn; Fatsia Japonica Acontium Carmichaeli

Hard landscaping:

Raised beds: Treated timber secured to surrounding garden walls.

Paving: 500 x 500 stone paving with gravel surround.

The details submitted in order to discharge the condition are therefore also considered to be acceptable. A wide variety of plant species and types have been proposed which are considered to be suitable for the site and to increase the biodiversity of the area. The maintenance plan and the depth of soil/substrate are considered to demonstrate that the planting is sustainable. The plans also demonstrate an appropriate balance between the hard and soft landscaping aspects to the scheme.

Recommendations:

2016/4695/P – Grant variation of condition

2016/4694/P – Approve details discharging condition 4